

DEPARTMENT OF PLANNING  
STAFF REPORT

## PLANNING COMMISSION PUBLIC HEARING

**DATE OF HEARING: October 15, 2007**

**ZCPA 2007-0006, Potomac Terrace Bus Shelter**

**DECISION DEADLINE: September 4, 2008**

**ELECTION DISTRICT: Potomac PROJECT PLANNER: John Merrithew**

### EXECUTIVE SUMMARY

The Loudoun County Board Supervisors is considering an amendment to the concept plan and proffers approved with ZMAP 0000-0360, Potomac Terrace Crouch Property, to remove a requirement that the Homeowners Association maintain a public bus stop shelter on the west side of Potomac View Road, about 400 feet south of Palisades Parkway. The existing public bus stop shelter is to be removed and the site retained as open space. Residents of the Potomac Terrace/Cascades community have presented the Board with evidence of vandalism and other problems associated with the shelter in its current location. The shelter's location about 400 feet from the nearest pedestrian crosswalk creates a dangerous street crossing situation for the majority of the people using the site, who come from the east. The bus service provider, Virginia regional Transit, has agreed to relocate the bus stop and shelter and is satisfied that the relocation can occur without disrupting service in the area. No other changes are proposed. The Potomac Terrace development is approximately 39.8 acres in size and abuts the west side of Potomac View Road (Route 637) and both sides of Palisades Parkway.

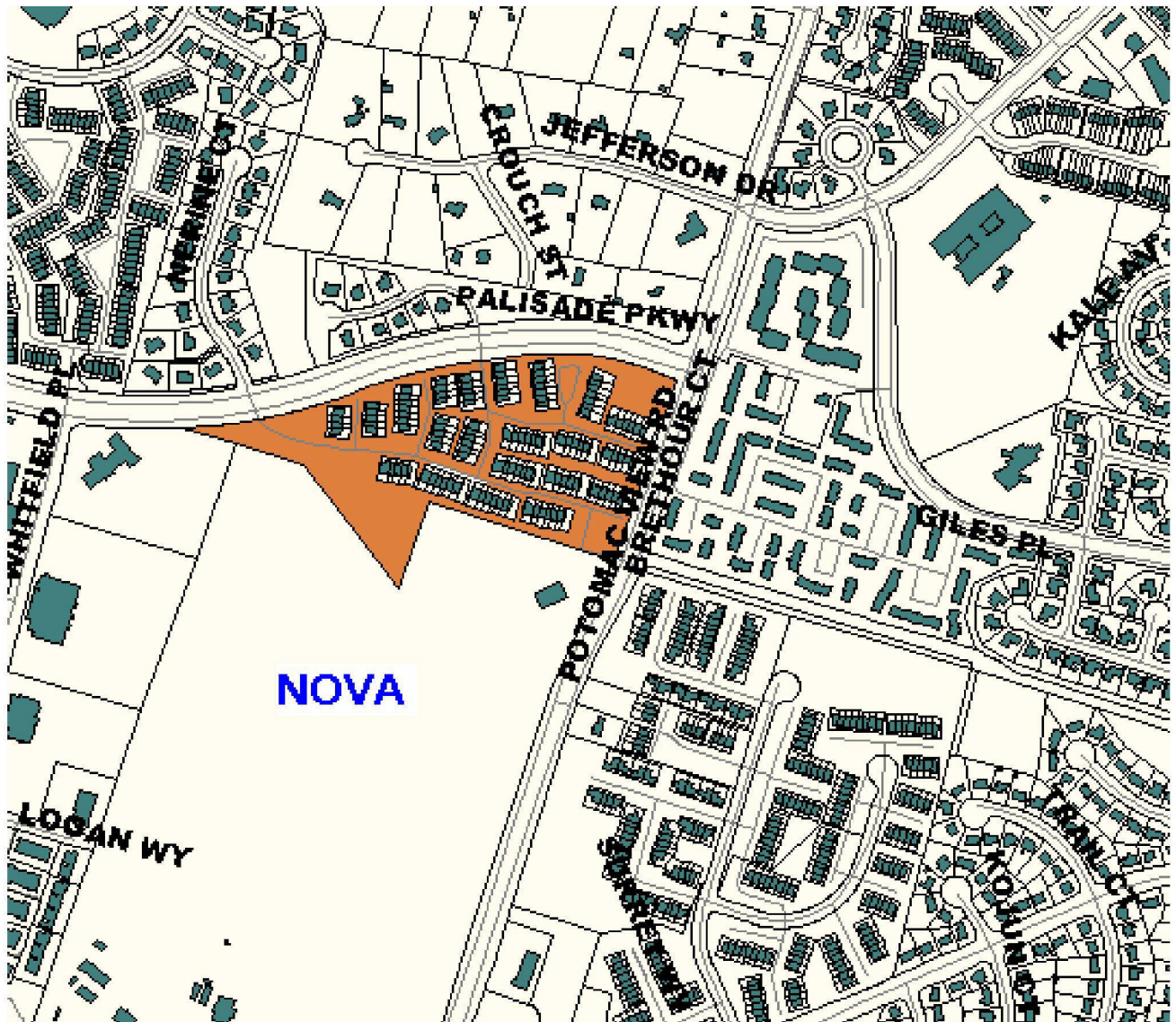
### RECOMMENDATIONS

Staff would prefer to relocate the shelter to a site along the current bus route; on the west side of Potomac View Road or the south side of Palisades Parkway, closer to the existing crosswalks.

### SUGGESTED MOTIONS

1. I move that the Planning Commission forward ZCPA 2007-0006, Potomac Terrace Bus Shelter, to the Board of Supervisors with a recommendation of approval subject to the proffers dated September , 2007.
- Or
2. I move that the Planning Commission forward ZCPA 2007-0006, Potomac Terrace Bus Shelter, to the Committee of the Whole for further discussion.
- Or
3. I move an alternate motion.

VICINITY MAP



**Directions:**

Route 7 east to north on Potomac View Road. Site is on the west side of Potomac View Road immediately north of the Northern Virginia Community College Property.

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## I. APPLICATION INFORMATION

**APPLICANT** Loudoun County Board of Supervisors

**REPRESENTATIVE** Loudoun County Planning Department

**APPLICANT'S REQUEST** To remove a proffered public bus shelter

**LOCATION** West side of Potomac View Road, 400 feet south of  
Palisades Parkway

**PIN** 019 30 1805

**ZONING** PDH-4

**ACREAGE OF REQUEST SITE** 11.14 acres

### **SURROUNDING LAND USES/ZONING**

	<u>Zoning</u>	<u>Present Land Uses</u>
North	PDH-4	Residential
South	R-1	NOVA Community College
East	PDH-3	Residential
West	PDH-4	Civic, Retail

## II. FINDINGS

1. In its current location, the shelter creates a dangerous, mid-block, street crossing.
2. Proximity of the shelter to the yards of adjacent town homes creates a concern to the residents.
3. The shelter has been vandalized.
4. Relocating the shelter away from the town homes and closer to a signalized intersection would improve the safety of the facility.

## III. PROJECT REVIEW

### A. Context

The existing bus shelter was approved as part of a conditional rezoning in December, 1984. Maintaining the shelter is the responsibility of the Cascades Community Association. The shelter serves east bound buses coming from Cascades Marketplace and continuing east on Route 7 as part of the 7 to 7 on 7 route. There is one additional public bus stop on the north side of Palisades Parkway at Potomac View Road that serves the same community.

The community surrounding the shelter consists of townhouse and condominium complexes with detached homes to the north. The bulk of the riders are reported to come from the communities on the east side of Potomac View Road. The Northern Virginia Community College is immediately south of Potomac Terrace. The shelter does not serve students at the College.

### B. Summary of Outstanding Issues

Staff supports relocating the bus shelter to a location closer to Palisades Parkway and the signalized intersection.

### C. Overall Analysis

#### **Comprehensive Plan**

There are no policy issues associated with the proposal. County policy supports efforts to establish and maintain bus service to all communities. Based on VRTA comments, the removal or relocation of the stop does not affect its service to this area.

## Transportation

The Virginia Regional Transit Association reports in a July 3, 2007 memo (attachment 3), that they see no issues with removing the shelter from its current location. In a separate discussion, the Association has agreed to pay to remove the shelter and relocate it to a suitable location.

Staff supports relocating the current shelter to a more appropriate location on the same route. Potomac View Road is a heavily traveled collector road. Moving the shelter closer to Palisades Parkway near the Potomac view Road intersection creates a safer pedestrian situation. The intersection is signalized and includes crosswalks. At this point a new location for the shelter has not been determined.

### D. ZONING ORDINANCE CRITERIA FOR APPROVAL

*Section 6-1211(E) of the Loudoun County Zoning Ordinance states " ... (i)f the application is for reclassification of property to a different zoning district classification on the Zoning Map, the Planning Commission shall give reasonable consideration to the following matters ... ":*

Standard      *Whether the proposed zoning district classification is consistent with the Comprehensive Plan.*

Analysis      **County policy supports establishing and maintaining bus service in the community. The proposed removal of the shelter does not impact bus service.**

Standard      *Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.*

Analysis      **The location of the existing shelter is not safe for bus riders coming from the east. The existing shelter has been vandalized and neighboring homeowners report nuisance activities in the area. A more open bus stop would help reduce the undesirable activities.**

Standard      *Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.*

Analysis      **VRTA reports the relocating the shelter will not disrupt its 7 to 7 on 7 bus service. They also report a second bus stop to the north is better situated for people crossing Potomac View Road and it is more open and easily monitored.**

Standard      *The impact that the uses permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.*

Analysis      **Using the existing shelter on Palisades Parkway or relocating the subject shelter to the east side of Potomac View Road will reduce the riders who cross Potomac View Road or move the crossing traffic to a signalized intersection.**

Standard      *The effect of the proposed rezoning on the environment or natural features, wildlife habitat, vegetation, water quality and air quality.*

Analysis      **The current shelter site will be retained as open space.**

Standard      *Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.*

Analysis      **Removing the shelter addresses concerns adjacent property owners have for their safety.**

<b>IV. ATTACHMENTS</b> (Unless noted otherwise, attachments are not available electronically but may be obtained from the Department of Planning)	<b>PAGE NUMBER</b>
1. Board of Supervisors Intent to Amend	A-1
2. Disclosure of Real Parties in Interest	A-2
3. VRTA Memo dated July 3, 2007	A-8
4. Draft Proffers September 26, 2007	A-21
5. Concept Development Plan revised September 26, 2007	enclosed